



King County
Department of Development
and Environmental Services
Land Use Services Division
900 Oakesdale Avenue Southwest
Renton, Washington 98055-1219

CONVERSION OPTION HARVEST PLAN FACT SHEET

What is a Conversion Option Harvest Plan (COHP)?

“Conversion Option Harvest Plan” (COHP) means a voluntary timber harvesting plan developed by the landowner and approved by King County, indicating limits of timber harvest, road location, sensitive areas, etc.

- The COHP defines the local government standards and regulations which the landowner must follow during timber harvest where future land conversion may occur.
- The King County-approved COHP is submitted by the land owner/applicant to the Washington State Department of Natural Resources (WDNR) and is attached to the approved Class II or Class III State Forest Practice Application (FPA). The COHP becomes the conditions of approval for the FPA.
- If followed, the COHP releases the landowner from the otherwise mandatory six-year development moratorium.
- The COHP grants no other rights to the landowner and does not release the landowner from state reforestation requirements.

How will I benefit from doing a Conversion Option Harvest Plan?

Conversion Option Harvest Plans are typically developed if the property owner is uncertain what they intend to do with their property in the future. An approved Conversion Option Harvest Plan will protect the right to develop property without being subjected to a six-year development moratorium, which is otherwise standard after a timber harvest.

What are the submittal requirements for a COHP?

A preapplication meeting is required prior to submittal of a COHP application. Fees and specific submittal requirements for your proposal will be determined at the preapplication meeting. Call (206) 296-6640 to arrange for an appointment. Generally the following information will be required at the time of COHP submittal:

- COHP application for review
- COHP project checklist
- Timber harvest and erosion control plan
- Applicable special studies (if required) including drainage analysis, geotechnical report, stream/wetland reports, etc.
- Certification of applicant status and affidavit of sensitive areas compliance forms.
- Payment of plan review fees.

How are fees determined for a COHP application?

COHP review will be billed by the Department at \$120.00/hour for all professional staff review and inspection time. An application fee of \$240.00 will be required at the time of application. Additional fees for drainage and sensitive areas review, if required, may be billed at a flat rate and/or hourly basis as provided by King County Code, Title 27 (Development Fees). A good faith estimate of total anticipated review fees will be provided at the preapplication meeting.

What information does the COHP site plan need to include?

COHPs shall be prepared in general accordance with the requirements of King County Code 16.82 (Clearing and Grading) and 21A.24 (Sensitive Areas). In addition to the plan requirements identified in the Project Checklist, COHPs shall include the following:

1. North arrow;
2. A sub-basin map showing the location of the project and its relation to nearby natural and constructed drainage features;
3. Size and location of all existing improvements within 50 feet of the project;
4. Property boundaries, easements, covenants, setback requirements, and clearing limits;
5. All sensitive areas and buffers having clearing limitations, erosion hazard, wetlands, streams, steep slopes, and landslide hazards, within 200 feet of the proposal.

Plan scale shall be 1"=100' unless landslide, steep slopes, wetlands, streams, or floodplains are located on the project site; in which case, the plan scale shall be 1"=20'. If the project will create more than 5,000 square feet of new impervious surface, or the project site is located in a critical drainage area, or the proposed clearing will exceed the limitations outlined in certain adopted basin plans, a separate storm drainage plan must be submitted. Consult King County Code 9.04 and the 1998 Surface Water Design Manual for specific design criteria. Specific plan requirements for the project will be explained during the preapplication meeting.

How long is the COHP approval valid for?

Department approval of the COHP will be valid for two years but may be renewed. Requests for renewal must be received at least 30 days prior to the expiration date of the approval. Renewal requests will be reviewed for compliance with the applicable County codes in effect at the time of the request for renewal. Renewal requests will be subject to applicable fees in effect at the time.

Who determines compliance with the approved COHP?

The Washington State DNR has authority to enforce provisions of the COHP; however, King County will require a prework meeting prior to commencement of logging and a final inspection at the completion of logging. King County retains the right to impose the six-year moratorium if provisions of the approved COHP are not followed.

Who can I call at DDES for additional information?

For additional detail on Conversion Option harvest Plans, customers should contact:
DDES, Land Use Services Division, Site Development Section at (206) 296-6640.